

2015 Transit Summit

Transit Oriented Development

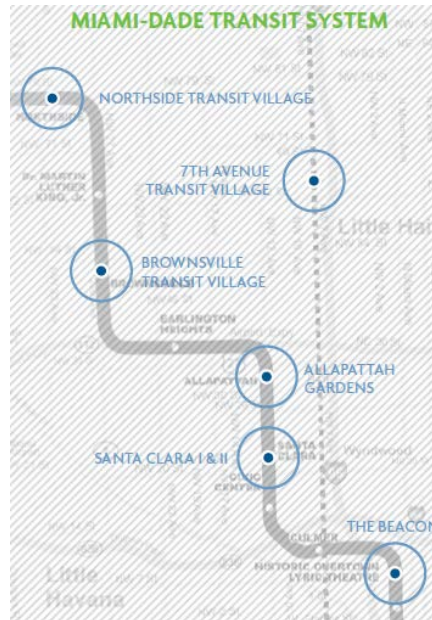
January 22, 2015



Kenneth Naylor
Chief Operating Officer
Atlantic Pacific Communities



- Transit Oriented Development
- Transit Joint Development on existing transit hubs
- Transit Joint Development building new transit hubs
- TOD/TJD rationale



Transit Oriented Development

- Allapattah Gardens
- The Beacon
- Washington Square
- Island Living





Allapattah Gardens



The Beacon



Washington Square



Island Living

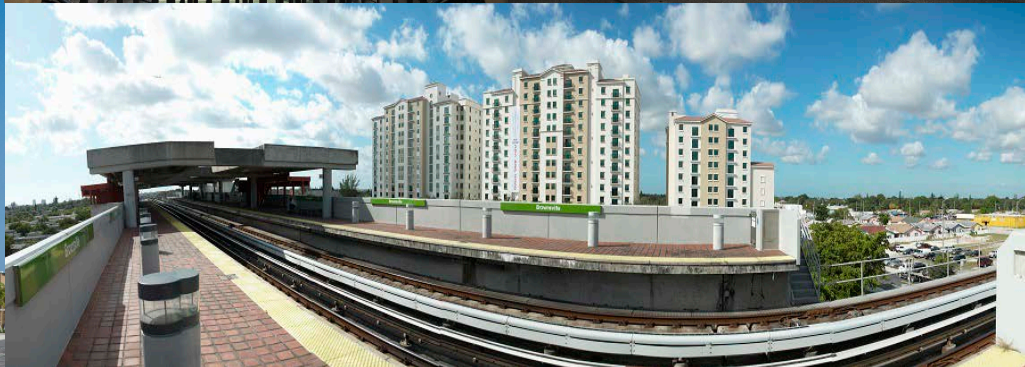
Transit Joint Development

- Santa Clara
- Brownsville Transit Village
- Northside Transit Village





Santa Clara



Brownsville Transit Village



Northside Transit Village

Transit Joint Development



7th Avenue Transit Village



7th Avenue Transit Village

Why it makes sense for our tenants

- Income Range: \$14,790 - \$42,180
- Rent Range: \$325 to \$955
- ULI estimates \$400 - \$800 monthly cost of owning & operating a car.

Why it makes sense for our Transit

- Average Weekly Ridership at Santa Clara Metrorail Station
 - August 2003 11,189
 - July 2006 Santa Clara Phase I & II fully leased 17,030 52% rise from base year
 - July 2007 23,349 109% rise from base year